

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

816B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 6, 2006

SUBJECT: SPECIFIC PLAN NO. 284, AMENDEMENT NO. 2 / CHANGE OF ZONE NO. 7061 / TENTATIVE TRACT MAP NO. 33170 / PLOT PLAN NO. 19962 – EA39827 / Addendum to EIR No. 371 – Applicant: Barratt American Inc. – Engineer / Representative: Adam Streeter Civil Engineers, Inc. & T&B Planning Consultants - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units per Acre) and Open Space: Conservation (OS-C) and Recreation (OS-R) – Location: Northerly of Brussels Street, southerly of Benton Road, easterly of Leon Road and westerly of Cognac Street – 20.80 Gross Acres - Zoning: Specific Plan (SP NO. 284) - **REQUEST:** The amendment to Specific Plan No. 284 proposes to modify the land use designation of Planning Area 6 from Medium High Density Residential (5-8 dwellings per acre) with a Specific Plan target density of 6.3 dwelling units per acre to Medium High-Multi-Family Residential with a new Specific Plan target density of 7.7. The Specific Plan will also transfer dwelling units within the Quinta Do Lago Specific Plan to accommodate this project proposal. The Change of Zone proposes to modify the Specific Plan Zoning Ordinance Text for Planning Area 6 to accommodate a Multi-Family Cluster Development. The Tentative Tract Map, located in Planning Area 6, proposes a Schedule "A" subdivision of the 20.80 acres into 23 multi-family lots, one park / private recreation site (lot 24), and 34 lettered lots for private road easements, open space drainage areas, and recreation areas. Plot Plan No. 19962 proposes the siting, setback, and development footprint for the construction of 140 condominium units.

Departmental Concurrence

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:

David Marcus For
Robert C. Johnson
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE
Genevieve Daylight
DATE 3/6/06

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 284, AMENDEMNT NO. 2 / CHANGE OF ZONE NO. 7061 /

TENTATIVE TRACT MAP NO. 33170 / PLOT PLAN NO. 19962

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TENTATIVE CERTIFICATION OF THE ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 371, based on the findings incorporated in the initial study and the conclusion that only minor technical changes and additions are necessary and that none of the conditions described in Article 11, Section 15162 of the California Environmental Quality Act have occurred.

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 284, AMENDMENT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7061**, amending the Specific Plan Zoning Ordinance, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33170**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 19962**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,